

MLS # 73460666 - Active

Single Family - Detached



76 Macombers Way
Marshfield, MA: Marshfield Hills, 02050-6021
Plymouth County
 Style: Other (See Remarks) Total Rooms: **12**
 Color: Grey Bedrooms: **4**
 Grade School: Eames Bathrooms: **3f 1h**
 Middle School: Furnace Main Bath: **Yes**
 High School: Marshfield Fireplaces: **3**
 Approx. Acres: **1.08 (46,945 SqFt)** Approx. Street Frontage:
 Handicap Access/Features: **No** Accessory Dwelling Unit: **No**
 Directions: **Macomber intersects Damons Point. 1 car @ a time passage-pull into closest drive for easy clearance**

Private accompanied showings only, provide 24hrs notice. Original home built in 1920. Breathtaking views throughout of North/South River, Humarock, Atlantic, expansive salt marsh. Enjoy the beauty of nature from the private deck. Direct water access, kayak/paddle to the spit for the day! Old world charm meets today's modern amenities in serene one of a kind setting. Front to back kitchen, 10ft quartz island, pot filler, wine cooler, dual fuel stove, SS appliances. Open floor plan expands into dining/living room w/wood burning FP. Inviting fam room w/electric FP, office & laundry room. 1st flr beds ensuite, walk in closet. In-law potential, separate entrance/parking. 2nd flr; primary w/deck, office/sitting area, walk in closets, soaking tub, stunning tile shower, electric FP, water closet/laundry. 2nd fam room w/half bath. 3rd flr; perfect 4th bed, plumbing for another bath. Renovations completed throughout entire home. New roof/new 4 bed septic. Flood \$995 annual, 2 car garage possible

Property Information

Approx. Living Area Total: **4,871 SqFt** Living Area Includes Below-Grade SqFt: **No** Living Area Source: **Public Record**
 Approx. Above Grade: **4,871 SqFt** Approx. Below Grade:
 Living Area Disclosures:

Heat Zones: **8 Hot Water Baseboard, Electric, Propane, Ductless Mini-Split System** Cool Zones: **7 Central Air, Ductless Mini-Split System**

Parking Spaces: **10 Off-Street, Stone/Gravel, Unpaved Driveway** Garage Spaces: **0**

Disclosures: **Property includes land on both sides of the road. House on the right, parking lot/shed/septic on the left. Drop your kayak/paddle board directly into the creek! 3 sheds on the property. Shed/septic/propane tank easement. Home fully insulated, including crawl. 2 car garage possible. Home warranty**

Room Levels, Dimensions and Features

Room	Level	Size	Features
Living Room:	1	16X17	Fireplace, Ceiling Fan(s), Flooring - Hardwood, Window(s) - Bay/Bow/Box, Main Level, Exterior Access, Open Floor Plan, Recessed Lighting, Remodeled
Dining Room:	1	14X16	Flooring - Hardwood, Main Level, Deck - Exterior, Exterior Access, Open Floor Plan, Recessed Lighting, Remodeled, Slider
Family Room:	1	16X18	Fireplace, Flooring - Hardwood, Main Level, Open Floor Plan, Recessed Lighting, Remodeled
Kitchen:	1	14X30	Closet, Flooring - Hardwood, Countertops - Stone/Granite/Solid, Main Level, Kitchen Island, Cabinets - Upgraded, Exterior Access, Open Floor Plan, Recessed Lighting, Remodeled, Stainless Steel Appliances, Pot Filler Faucet, Wine Chiller, Gas Stove, Lighting - Pendant, Lighting - Overhead
Main Bedroom:	2	33X35	Bathroom - Full, Bathroom - Double Vanity/Sink, Fireplace, Closet - Walk-in, Closet/Cabinets - Custom Built, Flooring - Vinyl, Balcony / Deck, Balcony - Exterior, Double Vanity, Recessed Lighting, Remodeled, Slider, Gas Stove, Closet - Double
Bedroom 2:	1	12X14	Bathroom - Full, Ceiling Fan(s), Closet, Flooring - Hardwood, Balcony / Deck, Main Level, Exterior Access, Slider, Closet - Double
Bedroom 3:	1	19X21	Bathroom - Full, Closet - Walk-in, Flooring - Hardwood, Balcony / Deck, Double Vanity, Exterior Access, Recessed Lighting, Slider, Lighting - Sconce, Lighting - Overhead
Bedroom 4:	3	32X33	Flooring - Vinyl, Recessed Lighting, Remodeled

Bath 1:	2	18X18	Bathroom - Full, Bathroom - Double Vanity/Sink, Bathroom - With Tub & Shower, Closet - Linen, Closet/Cabinets - Custom Built, Flooring - Stone/Ceramic Tile, Countertops - Stone/Granite/Solid, Dryer Hookup - Electric, Recessed Lighting, Remodeled, Washer Hookup, Pocket Door, Soaking Tub
Bath 2:	1	8X8	Bathroom - Tiled With Shower Stall, Closet - Linen, Closet, Flooring - Stone/Ceramic Tile, Countertops - Stone/Granite/Solid, Main Level, Recessed Lighting, Lighting - Sconce
Bath 3:	1	10X12	Bathroom - Full, Bathroom - Double Vanity/Sink, Bathroom - Tiled With Tub & Shower, Recessed Lighting, Lighting - Sconce, Soaking Tub
Laundry:	1	8X12	Closet/Cabinets - Custom Built, Flooring - Hardwood, Main Level, Dryer Hookup - Electric, Exterior Access, Recessed Lighting, Washer Hookup
Bathroom:	2	4X6	Bathroom - Half, Flooring - Stone/Ceramic Tile, Countertops - Stone/Granite/Solid, Cabinets - Upgraded
Home Office-Separate Entry:	1	8X10	Closet, Flooring - Hardwood, French Doors, Recessed Lighting
Home Office:	2	16X16	Flooring - Vinyl, Recessed Lighting, Remodeled
Media Room:	2	19X25	Bathroom - Half, Flooring - Vinyl, Pocket Door
Other:	1		-

Features

Appliances: Range, Dishwasher, Microwave, Refrigerator, Vacuum System
Area Amenities: Public Transportation, Shopping, Walk/Jog Trails, Golf Course, Medical Facility, Bike Path, Conservation Area, Highway Access, House of Worship, Marina, Private School, Public School, T-Station
Basement: No
Beach: Yes Ocean
Beach - Miles to: Unknown
Electric: Circuit Breakers, 200 Amps
Energy Features: Insulated Windows, Storm Doors
Exterior: Wood
Exterior Features: Deck, Covered Patio/Deck
Flooring: Tile, Vinyl, Hardwood
Foundation Size:
Foundation Description: Poured Concrete, Concrete Block
Hot Water: Propane Gas, Tankless
Insulation: Full, Fiberglass, Blown In
Interior Features: Central Vacuum, Cable Available, Internet Available - Unknown
Lot Description: Easements, Flood Plain, Level, Marsh, Scenic View(s)
Road Type: Private, Unpaved, Publicly Maint., Privately Maint., Dead End
Roof Material: Asphalt/Fiberglass Shingles
Sewer Utilities: Private Sewerage - Title 5: Certificate of Compliance
Terms: Contract for Deed
Utility Connections: for Gas Range, for Electric Range, for Gas Oven, for Electric Oven, for Electric Dryer, Washer Hookup
Water Utilities: City/Town Water
Waterfront: Yes River, Creek, Direct Access, Marsh, Navigable
Water View: Yes Marsh, Ocean, River

Other Property Info

Adult Community: No
Disclosure Declaration: Yes
Exclusions: None
Green Certified: No
Home Own Assn: No
Lead Paint: None, Certified Treated
UFFI: Unknown **Warranty Features:** No
Year Built: 1920 **Source:** Public Record
Year Built Description: Actual, Renovated Since
Year Round: Yes
Short Sale w/Lndr. App. Req: No
Lender Owned: No

Tax Information

Pin #: M:0F18 B:0003 L:0002
Assessed: \$1,231,300
Tax: \$10,353 **Tax Year:** 2025
Book: 58094 **Page:** 154
Cert:
Zoning Code: R-1
Map: F18 **Block:** 03 **Lot:** 02A

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Market History for 76 Macombers Way, Marshfield, MA: Marshfield Hills, 02050-6021

MLS #	Date		DOM	DTO	Price
73393825	6/19/2025	Listed for \$1,500,000			\$1,500,000
	9/4/2025	Price Changed to: \$1,350,000	77		\$1,350,000
EXT	9/5/2025	Status Changed to: Extended	78		
	10/2/2025	Price Changed to: \$1,299,000	105		\$1,299,000
EXT	10/2/2025	Status Changed to: Extended	105		
WDN	11/7/2025	Status Changed to: Temporarily Withdrawn	141		
CAN	11/10/2025	Status Changed to: Canceled	141		
➔ 73460666	12/8/2025	Listed for \$1,299,000	29		\$1,299,000
Market History for Office Id: AN6209					
Market History for this property					

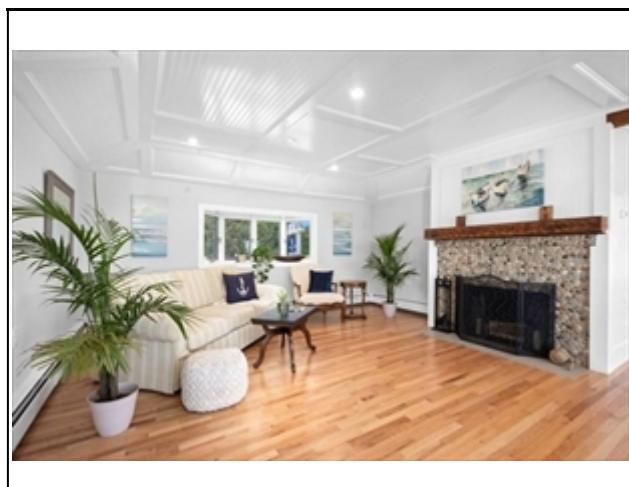
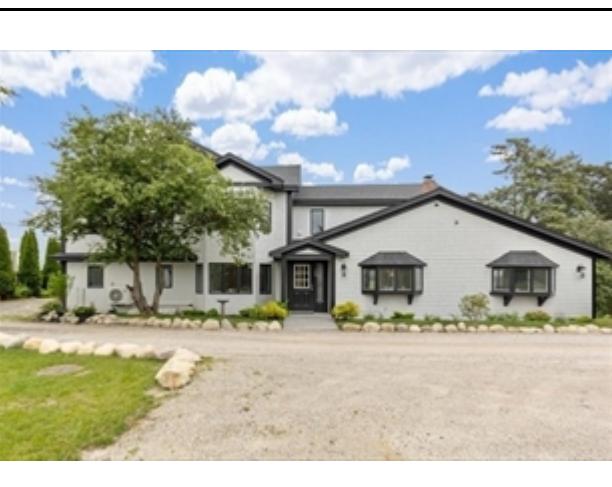
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Single Family - Detached

List Price: \$1,299,000



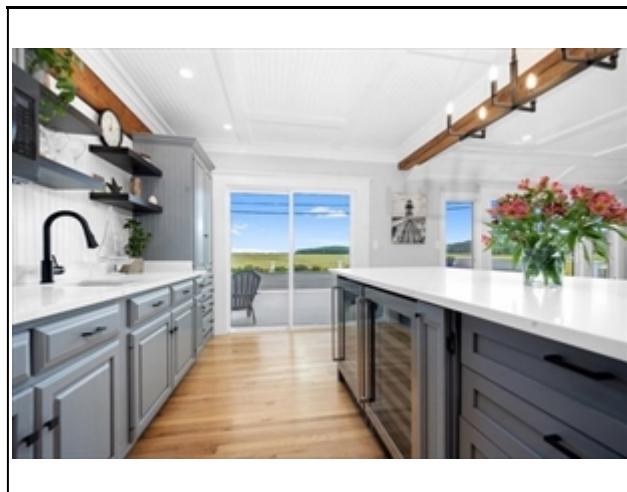
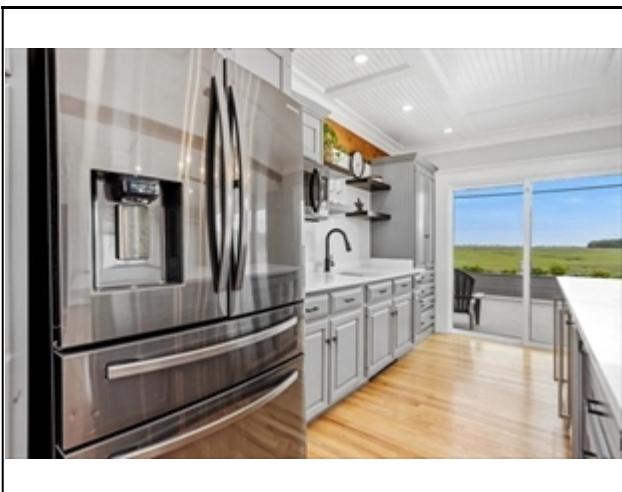
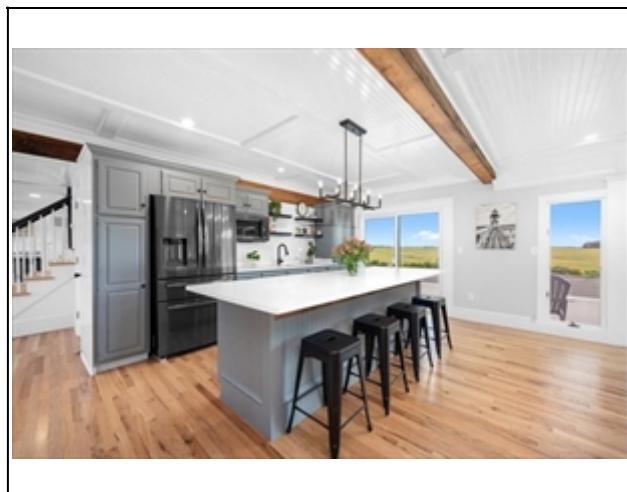
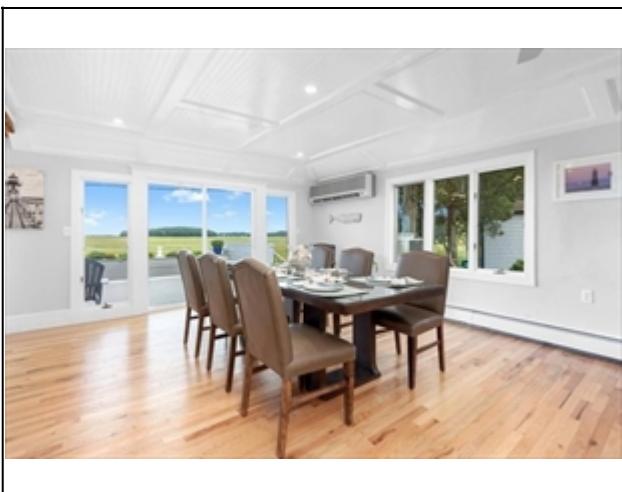
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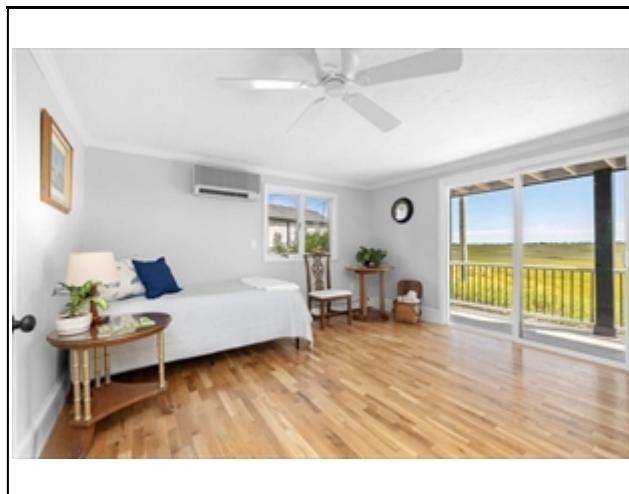
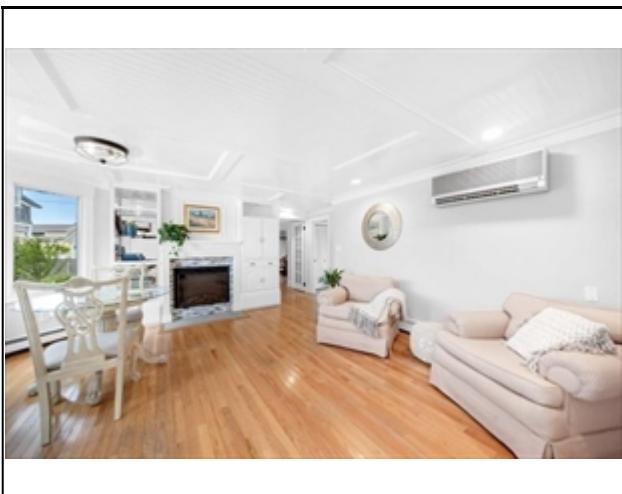
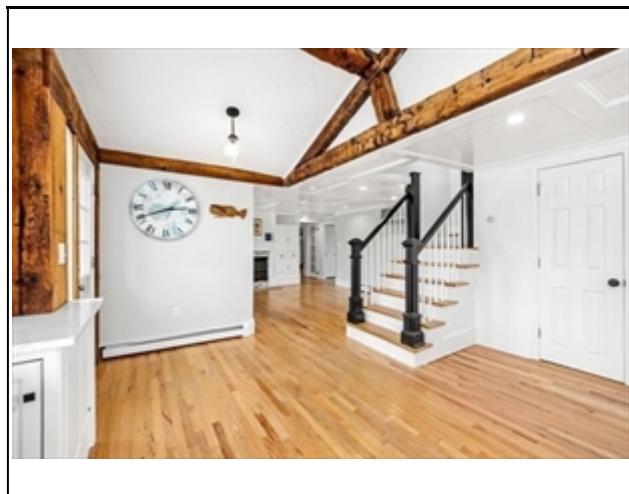
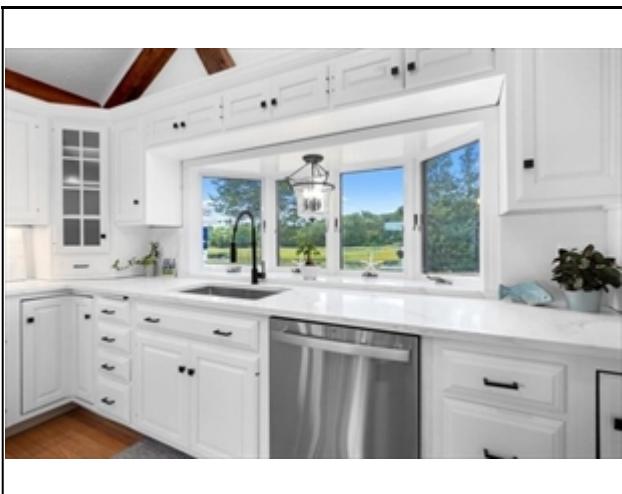
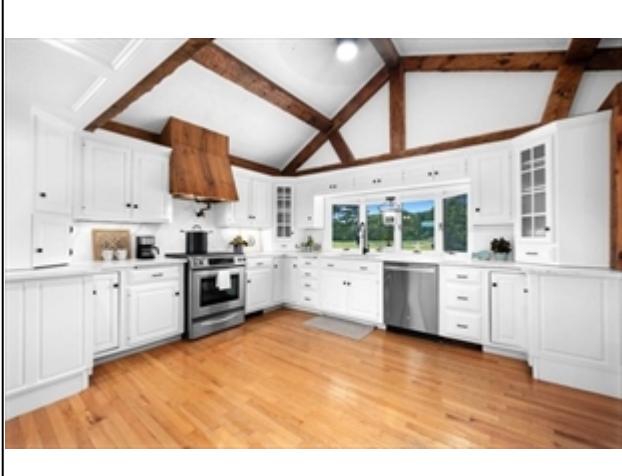
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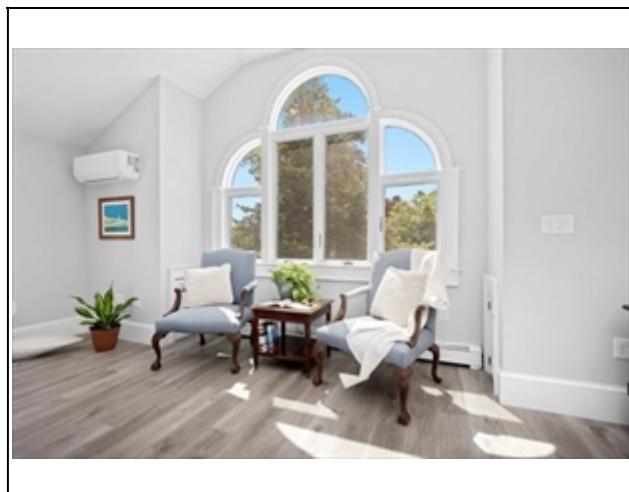
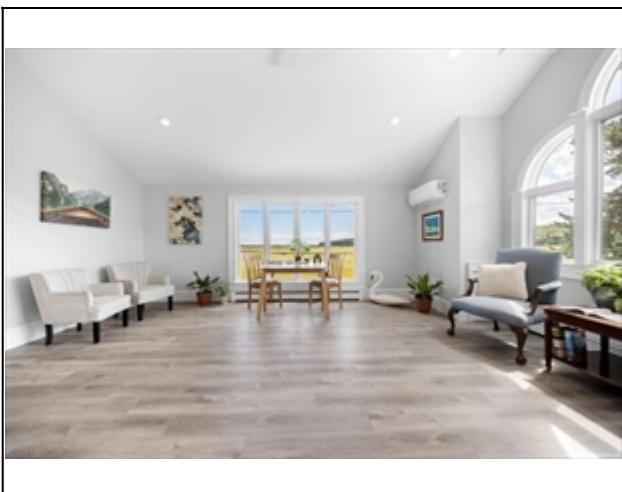
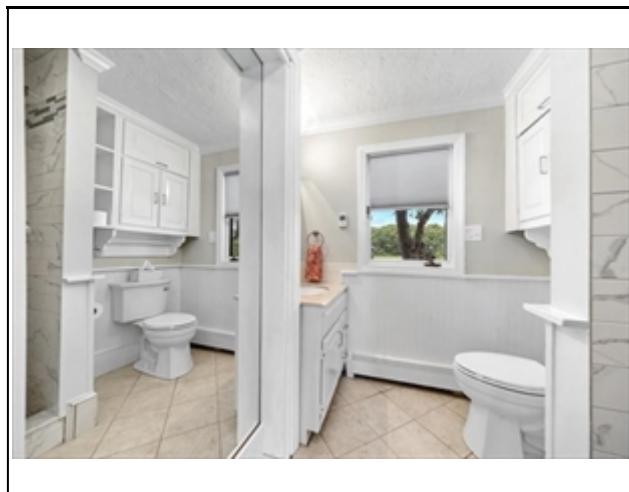
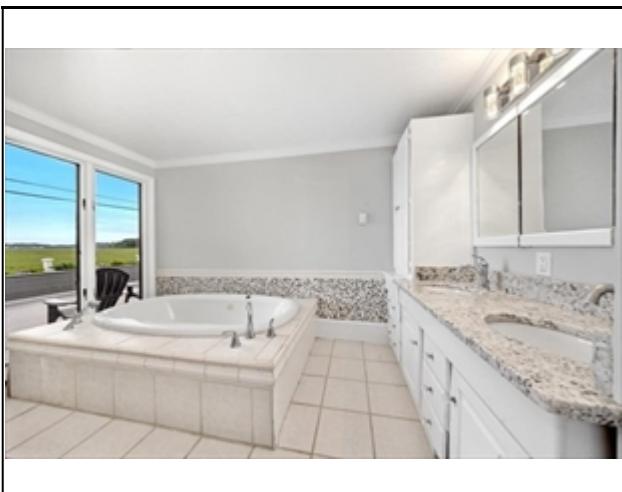
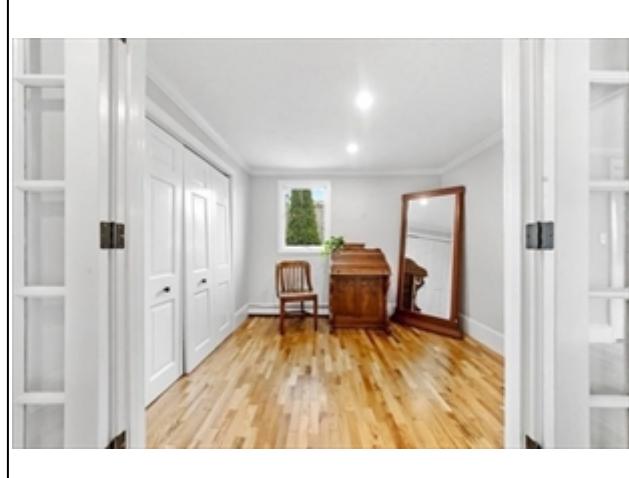
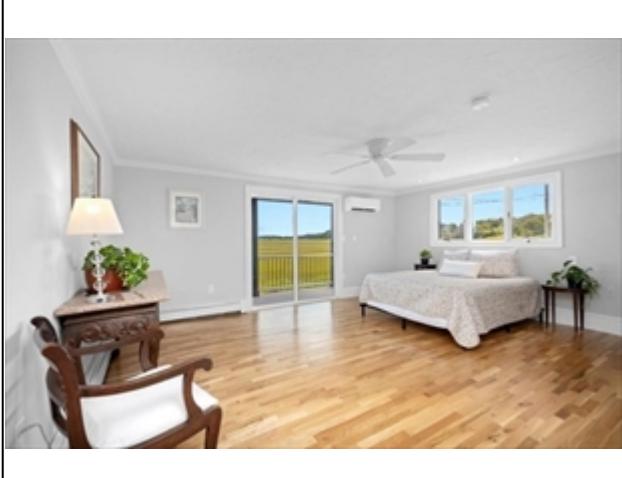
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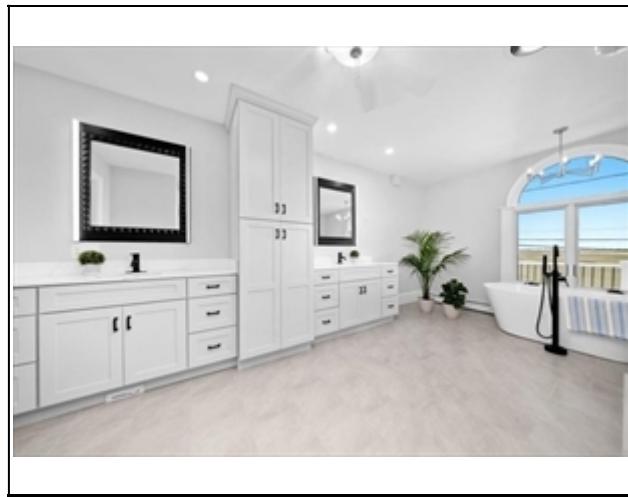
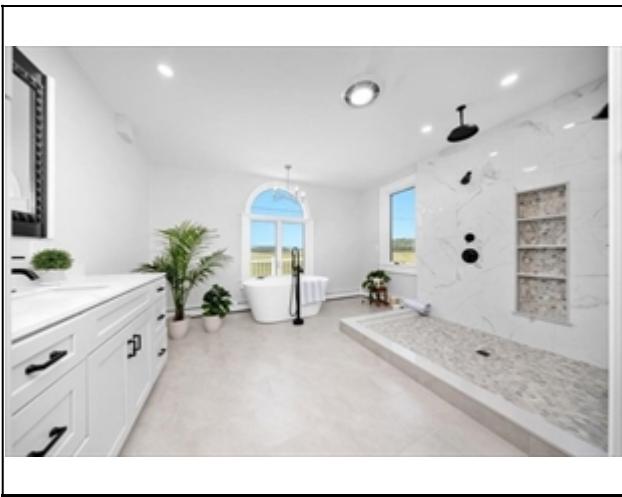
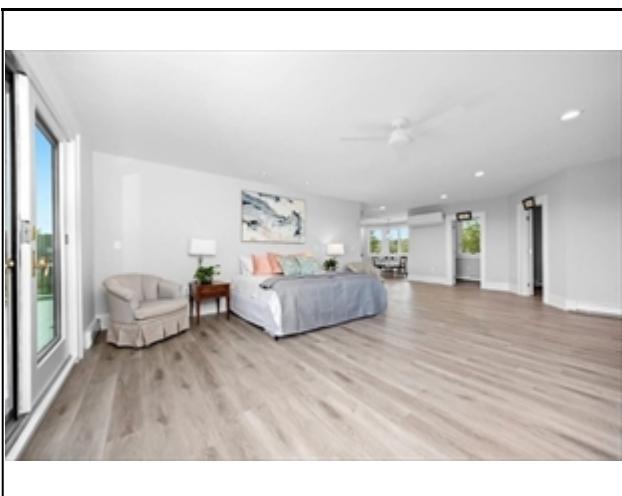
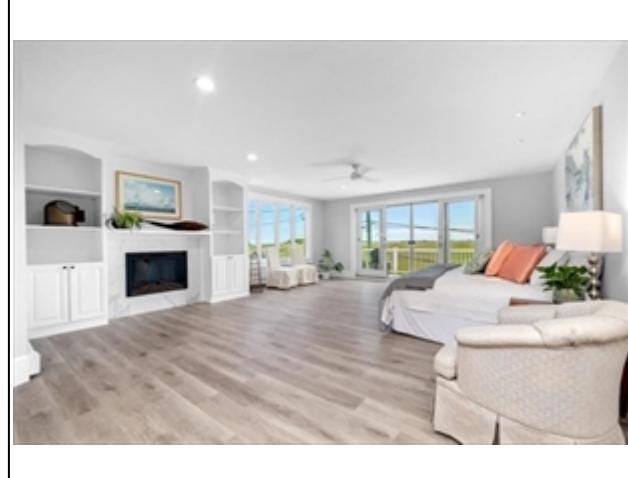
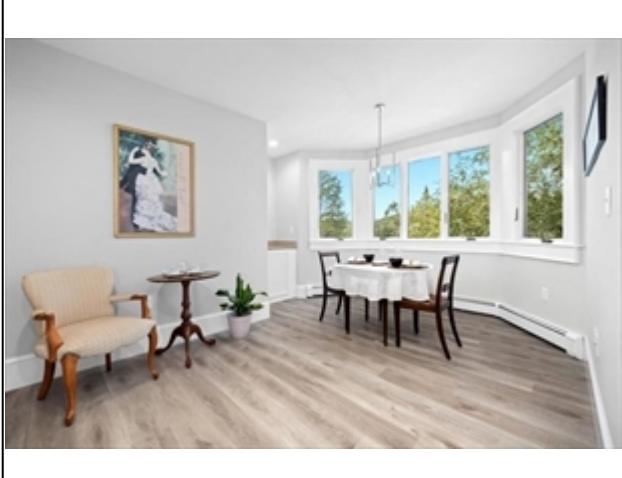
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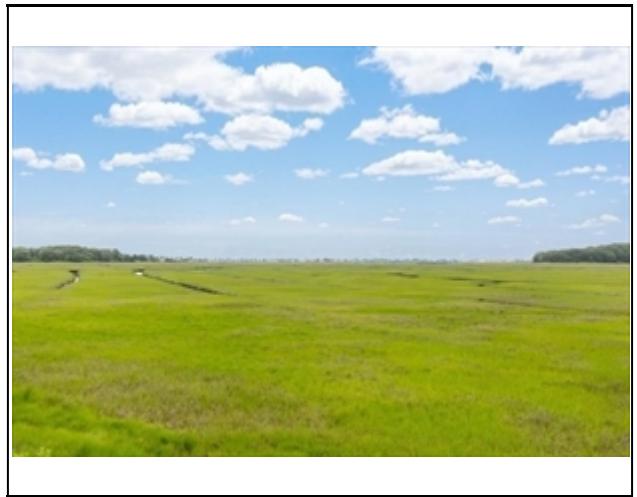
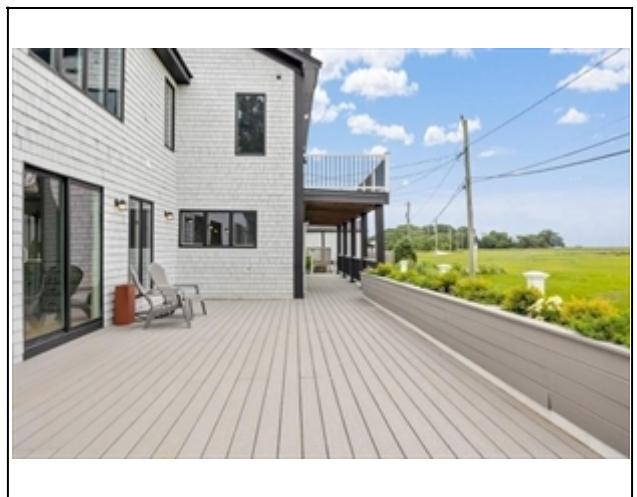
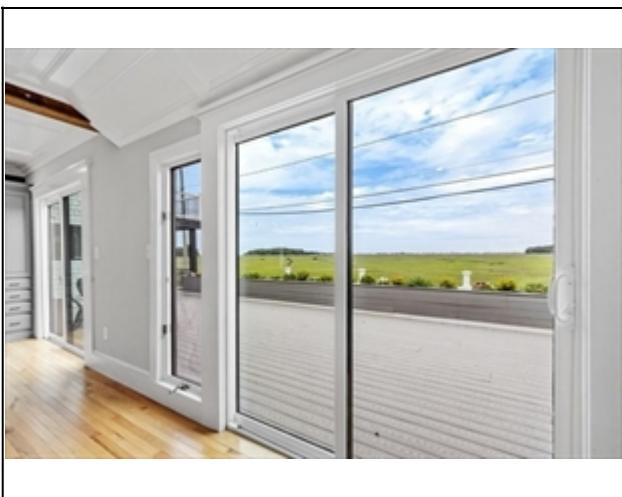
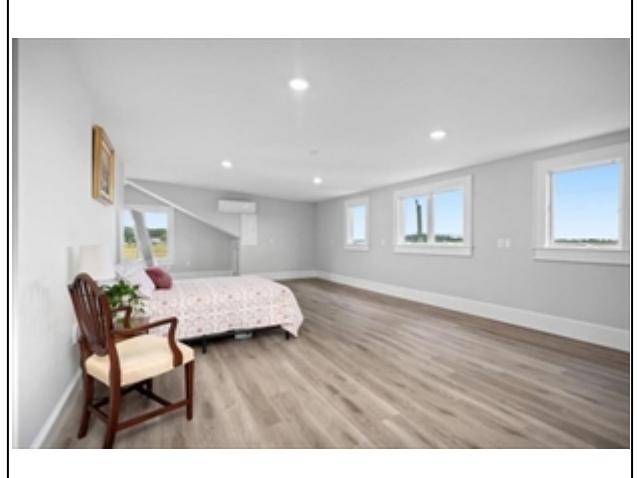
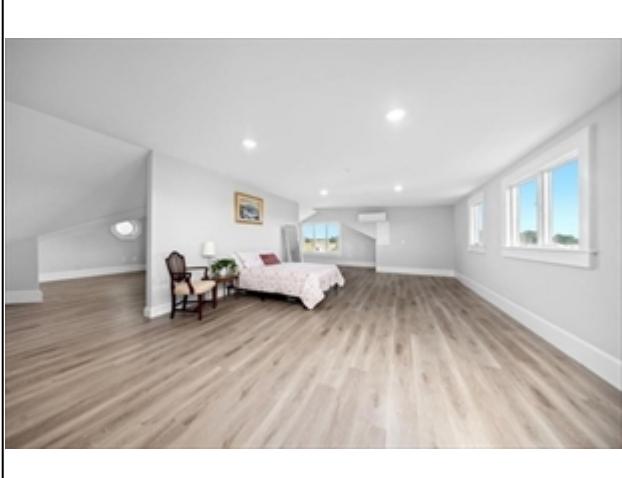


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